

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Calvary Chapel of Fort Lauderdale

Case #: 30-R-00

Date: November 27, 2001

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale Executive Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will be used to construct the building.

Recommendations:

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Email: timw@cityfort.com

Project Name: Calvary Chapel
Parking Plan

Case #: 30-R-00

Date: 11/27/01

Comments :

1. The engineer shall design, apply for, and obtain the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with the applicable surface water management criteria must be submitted with the application for Building Permit.
2. Please provide a statement prepared by a professional traffic engineer assessing the number of additional trips generated by the expansion of this facility. This statement shall account for the types of uses, square footage or other basis of trip generation, and indicate the total number of new trips to be anticipated for the additions to this site.
3. The parking data appears to require additional review. The cover sheet indicates a total of 2265 proposed spaces while sheet SP-1 indicates a required amount of 2579. Please explain the apparent discrepancy ?
4. Please review the metering of any new services with Engineering representative prior to final DRC authorization. It is not clear what purpose the 15' x 51.2' easement serves that is shown on Sheet C-4. Some discussion is needed on any new services, their point of valving and taps, etc. Other services that will be needed are presumed to be from on site, privately maintained systems.
5. Additional marking and signs are required for internal traffic circulation control. Please provide stop signs and bars at cross movements as required for safe internal parking circulation.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: Calvary Chapel of FT
Lauderdale

Case #: 30-R-01

Date: 11-27-01

Comments:

- 1) 104.2 SFBC applies to additions. Show any fire division walls or upgrade of existing building will be required at permit.
- 2) Flow test required.
- 3) Sprinklers required at permit as NFPA 101, 8-3.5.1 and 1807 SFBC.
- 4) Show fire main and hydrants.
- 5) Modular units require state approval at permit phase.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Calvary Chapel of Fort Lauderdale

Case #: 30-R-00

Date: November 27, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Calvary Chapel of Ft. Lauderdale

Case #: 30-R-00

Date: 11/27/01

Comments:

1. Plans do not address Tree Preservation Ordinance requirements. As per Sec. 47-21.12 "effort shall be made to design around existing....trees". A tree removal permit may be denied to preserve such trees. In all the areas of proposed construction there are existing native trees and vegetation (remnants of an ancient ecosystem). There is no reference on any of the plans as to how the required tree preservation will occur. There will no further reviews until all existing trees (and other pertinent vegetation) are shown (the trees names and sizes) and all applicable Tree Preservation Ordinance requirements addressed.
2. D.P.E.P. approval requirements apply to any development. Review and approval is required prior to any signoff.

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Division: Planning

Member: Jim Koeth
828-5276

Project Name: Calvary Chapel

Case #: 30-R-00

Date: November 27, 2001

Comments:

- 1. Indicate use of all modular buildings on site plan and within calculation table. What are uses?**
- 2. Indicate zoning boundary lines on overall plan and SP plans. Discuss with applicant and Zoning Rep. at the meeting.**
- 3. As per ULDR Sec. 47-19.2, all mechanical equipment must be screened. Discuss with applicant and Zoning Rep. at the meeting.**
- 4. What is proposed within existing 2 story bldg. #1? Indicate on site plan.**
- 5. Discuss photometrics with Zoning Rep. at the meeting.**
- 6. Discuss provision for pedestrian path to proposed youth center and maintenance building with applicant and Engineering Rep. at the meeting.**
- 7. Discuss provision for pedestrian paths to all modular units with applicant and Engineering Rep. at the meeting.**
- 8. Discuss what stabilized base is on site plan with applicant and Engineering Rep. at the meeting.**
- 9. Indicate on site plan and provide detail for fencing for maintenance building's pavement area.**
9. Indicate all environmental preservation areas on site plan.
10. Broward County DPEP approval required prior to Final DRC approval. Discuss with applicant and Landscape Rep. at the meeting.

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11. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.

12. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: Calvary Chapel

Case #: 30-R-00

Date: 11-27-01

Comments:

The standard set for the illumination of parking areas by the IESNA, Illuminating Society of North America, states that the minimum level of illumination should be five (5) foot candles. This standard should be followed.

It is recommended that all first floor glass be impact-resistant.

A perimeter alarm system is recommended for all new construction.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Calvary Chapel of Fort Lauderdale

Case #: 30-R-00

Date: 11/27/01

Comments:

1. Provide zoning districts on overall site plan and zoning district lines.
2. Discuss parking summary provided on the cover sheet, which differs from sheet SP-1.
3. Provide building height from grade as defined in section 47-2.
4. Provide setback dimensions from all property lines.
5. Discuss proposed use of modular unit #1 and whether use is permitted in the AIP zoning district.
6. What is the proposed use of hatched area that is connected to existing two (2) story building.
7. All roof-mounted equipment shall be screened from view in accordance with section 47-19.2.Z.
8. Additional comments may be forthcoming at DRC meeting.